

Jurisdiction: Tacoma Planning Commission

Date: August 18, 2021

Observer: Jessica Trujillo

Meeting called to order at 5:00 pm

Present: Anna Petersen (Chair), Jeff McInnis (Vice-Chair), Carolyn Edmonds, Andrew Strobel, Christopher Karnes, Alyssa Torrez, Ryan Givens, David Horne

Absent: unsure if Brett Santhuff was present as it isn't detailed in the recording

Others present: Elliott Barnett, Stephen Atkinson

There were no minutes to approve.

Agenda and Presentations

Disclosure of Contacts

Commissioner Karnes spoke with Sean Dennerlein, a former employee of Pierce County, about veteran homelessness with regard to Home in Tacoma.

Discussion Items

1. Home In Tacoma Project Update

- Description: Review the status of the City Council's review of the Planning Commission's Phase 1 recommendations, provide input on the Housing Equity Taskforce's work program, and provide initial input on Phase 2 analysis and stakeholder engagement approaches.
- Action: Comment
- Staff Contact: Elliott Barnett (ebarnett@cityoftacoma.org)

Elliott Barnett gave a review of the project. The City Council referred the package to the Infrastructure, Planning, and Sustainability Committee. The time objective for sending back the recommendations to full Council is November.

Council specified 4 topics that they want IPS to work on: the housing growth scenario map – low-scale and mid-scale locations; design, scale, and neighborhood compatibility – providing

more certainty and specificity; affordability, ownership, and anti-displacement; the phase 2 process.

Commissioner Karnes, who serves as co-chair on the Housing Equity Taskforce, gave an update on the taskforce. The Taskforce is looking at developing a vision, mission, and values to underpin anti-displacement strategies and is brainstorming different types of interest groups to give input. The Taskforce is also looking at the provisions needed in Phase 2.

Commissioner Givens suggested looking at taxing tools that might help with anti-displacement.

Commissioner Edmonds suggested zoning changes should be considered after all other pieces of the Phase 2 scope of work are dealt with. There needs to be more public engagement in Phase 2.

Commissioner Strobel indicated that Phase 2 would take place with a new City Council and suggested that the Commission needs guidance on Phase 2 priorities to match Council expectations.

Commissioner Karnes suggested that the process needs to be data driven and that data sources need to be documented to justify decisions. Also, there is a need to hear public comment that includes a more diverse group of community members including lower income households and renters.

Vice-Chair McInnis suggested that for Phase 2 to be successful, design standards and infrastructure need more specificity. The Commission needs to show why current developable property isn't sufficient to meet the needs for more housing.

Commissioner Givens suggested adding another phase so that low-scale housing could be allowed to meet needs immediately. Text amendments may be needed for re-development of non-conforming structures with respect to density as well as changes to parking requirements. Coordination with the county would ensure that the city isn't left with the burden of meeting all affordable housing needs for the county.

Chair Petersen suggested the need to educate the public about zoning, land use, and the capabilities/limits of planning regulations.

2. Tideflats and Industrial Land Use Regulations Update

Description:	Review the status of the City Council's review of the Planning Commission's recommendations on the project, and consider forwarding to the City Council a "Letter of Supplemental Recommendations to the Development of Non-Interim Regulations".
Action:	Review and Approve
Staff Contact:	Stephen Atkinson (satkinson@cityoftacoma.org)

Stephen Atkinson gave an overview of the timeline and Council's actions. The Infrastructure, Planning, and Sustainability Commission is scheduled to finalize recommendations on August 25. After that it will be sent back to the full Council.

Commissioner Strobel presented the draft letter. It details concerns about consistency between the findings of fact, which remain unchanged from the Commission's recommendations, and the proposed amendments being discussed by the IPS Committee. The letter details 4 amendments as they relate to the findings of fact.

Vice-Chair McInnis expressed concern about setting a precedent of going back to Council while they are in the process of reviewing recommendations.

Commissioner Edmonds suggested that the responsibility for inconsistencies is on the Council and not the responsibility of the Commission once recommendation has been made. A change in the Commission's role in this regard may be appropriate, but first it needs discussion within the Commission and then communication about that change with Council is needed. The letter should come from specific Commissioners rather than the whole Commission. Commissioner Edmonds also expressed concern over language in the letter opening up the Council to a challenge later on.

Commissioner Karnes suggested the importance of taking care of the work products sent to Council. If there were to be a challenge to the Council's actions, the issue could come back to the Commission as well. With regard to the letter coming from specific commissioners rather than the Commission, it would be inconsistent with how dissent was addressed previously when the Commission made recommendations that included a minority report.

Chair Petersen indicated that this is not the first time the Commission has commented on something already sent to Council and it's important that recommendations are complying with the Comprehensive Plan and the Growth Management Act.

Commissioner Strobel clarified that IPS has been requesting input on this project, which is why the letter was suggested. It is not meant to recommend whether amendments be passed, but to suggest that the proposed amendment language be consistent with the findings of fact.

Motion to send the letter to City Council passed with 5 votes in favor. The votes against were from Commissioners McInnis, Edmonds, and Givens.

3. Tideflats Subarea Plan Update

Description: Provide the Planning Commission with a progress report, summary of community input in the visioning phase of the planning process, and next steps in the process and the Planning Commission's role.

Action: Comment

Staff Stephen Atkinson (satkinson@cityoftacoma.org)
Contact:

Stephen Atkinson gave an overview of the plan. Communication items will be presented to the Commission regularly to help prepare for discussion when recommendation is needed next year.

Upcoming Meetings (Tentative Agendas)

1. (1) September 1, 2021:
 - • Transit-Oriented Development Advisory Group Update
 - • College Park Historic District Update
 - • Election of Chair and Vice-Chair
2. (2) September 15, 2021 - Cancelled

Communication Items

1. (1) **Historic Preservation Office's 2021 Broadening Horizons Heritage Café Series** - The 70s Turn 50 event on August 19, 2021, at 6:00 p.m. For more information, please visit www.cityoftacoma.org/HPEvents.
2. (2) **Planning Commission Vacancies** – The City Council continues to accept applications for the Commission's District 5 position, with a closing date of September 10, 2021. To apply, please visit www.cityoftacoma.org/CBC. (The date to fill the Districts 2 and 3 positions is to be determined.)
3. (3) **Manitou Annexation** – The City Council will conduct a public hearing on August 31, 2021, at 5:15 p.m., on the draft Interlocal Agreement and the draft Memorandum of Understanding between Tacoma and Pierce County concerning the proposed annexation of the Manitou Area. For more information, please visit www.cityoftacoma.org/Manitou.
4. (4) **Status Reports by Commissioners** – TOD Advisory Group, Housing Equity Taskforce.
5. (5) **IPS Agenda** – The Infrastructure, Planning and Sustainability Committee's next meeting is scheduled for Wednesday, August 25, 2021, at 4:30 p.m.; agenda (tentative) includes: Tidelands Non-Interim Regulations Discussion: Government-Government. (Webinar Link: <http://www.zoom.us/j/86227234162>, Passcode: 614650)

Meeting adjourned at 7:18 pm